



12 South Street, Ditchling, BN6 8UQ

A well-presented, semi-detached character cottage situated in the centre of the picturesque Ditchling village close to the South Downs. This property would be ideal as a lock up and leave or an Airbnb.



In Excess of
£375,000

**MANSELL
McTAGGART**
Trusted since 1947

12 South Street

Ditchling

The entrance hall has a useful downstairs WC, with stairs to first floor, the living room is tastefully decorated with French doors leading onto the stylish courtyard garden. The fitted kitchen is well appointed with a selection of wall and floor mounted units, four ring gas hob, 'Bosch' oven and grill, over head extractor, washing machine, dishwasher, integrated fridge and a wall mounted 'Worcester' boiler. First floor has a landing with airing cupboard and loft hatch.

Upstairs, there are two double bedrooms with the main bedroom being a large double and a family bathroom with panelled bath, overhead 'Mira' sport shower, wash hand basin, WC.

Outside, the rear courtyard garden has a selection of potted plants, borders, artificial lawn and side gate access. The front courtyard garden includes a useful shed for outside storage, a Wisteria tree in an ancient Italian terracotta pot will be staying with the property and included in the sale, as will a few other established climbers. The front courtyard also has a driveway parking space for one car. Internal viewing is highly recommended.

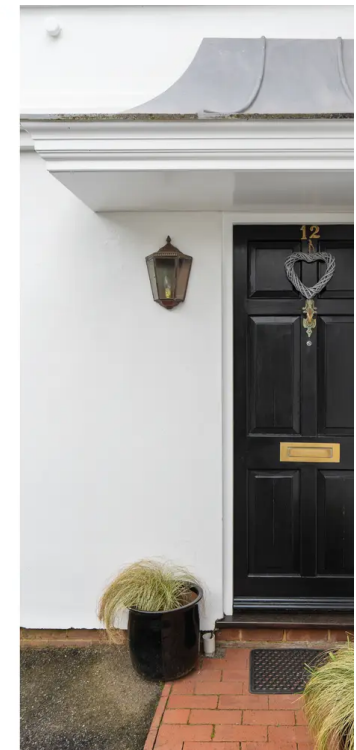
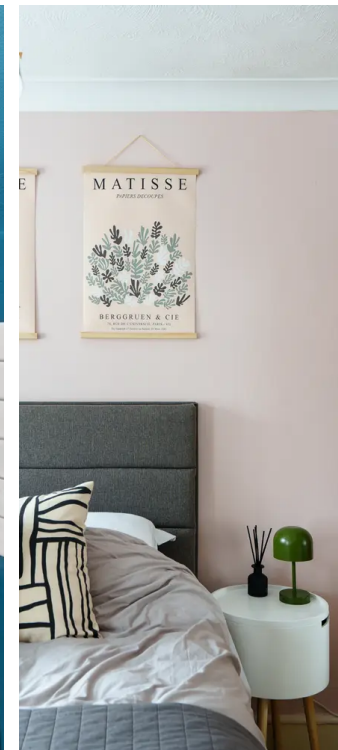
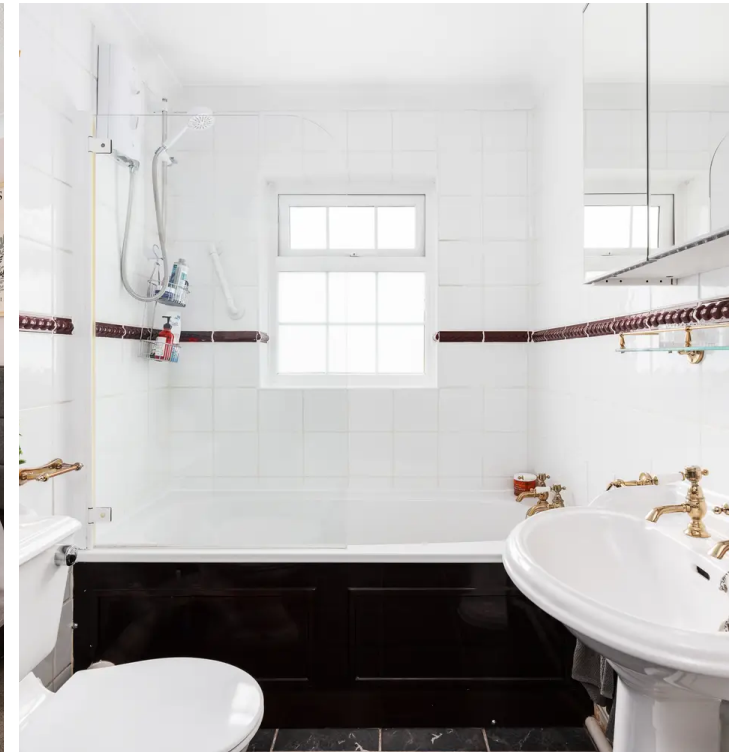


12 South Street

Ditchling

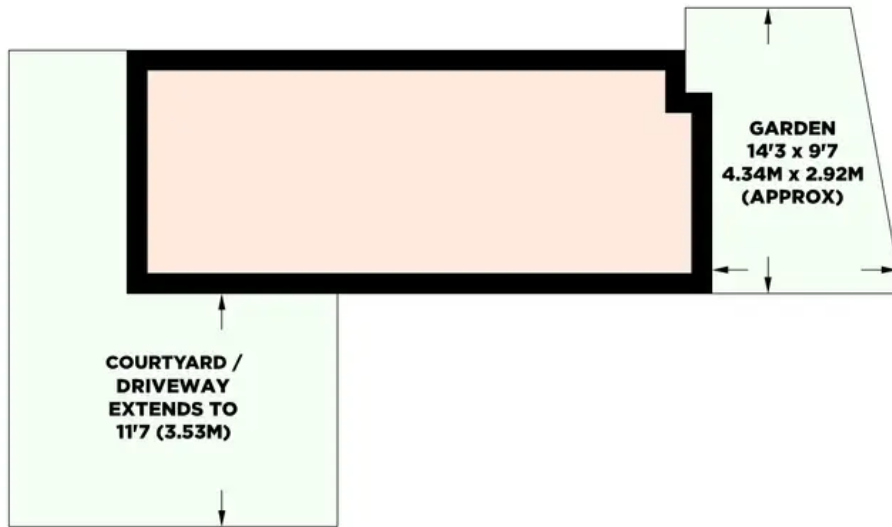
- Two bedroom character cottage
- Parking space
- Well presented
- Central village location
- Downstairs WC
- Ideal lockup and leave (AIR BNB)
- Side gate access
- Gas central heating
- EPC: D Council Tax: D
- Courtyard and rear garden

The property is situated almost in the heart of the village and within walking distance of all amenities. Ditchling High Street has an array of village shops, boutiques, Post Office, bakery and tea rooms. Ditchling also has a church, village hall, health centre, museum and a highly regarded primary school. The village has a busy social calendar with numerous events throughout the year, sports clubs, leisure groups and golf club. The village is completely surrounded by countryside interspersed with footpaths and bridleways linking with the neighbouring districts.

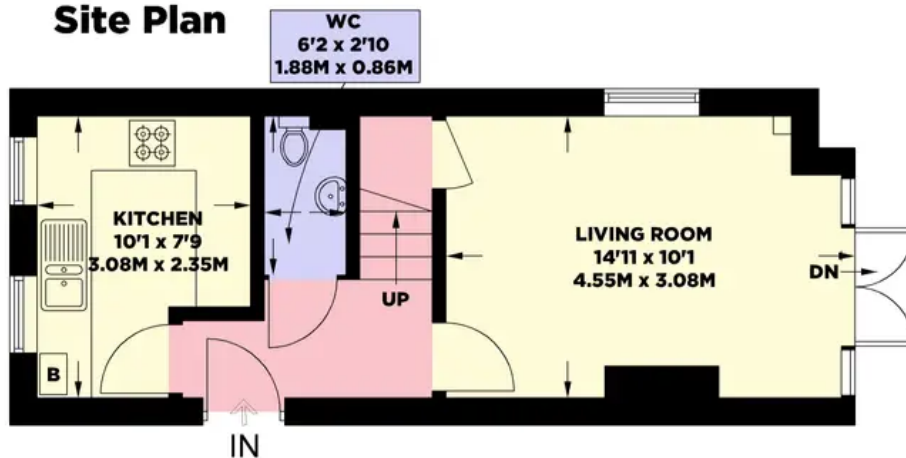


12 SOUTH STREET

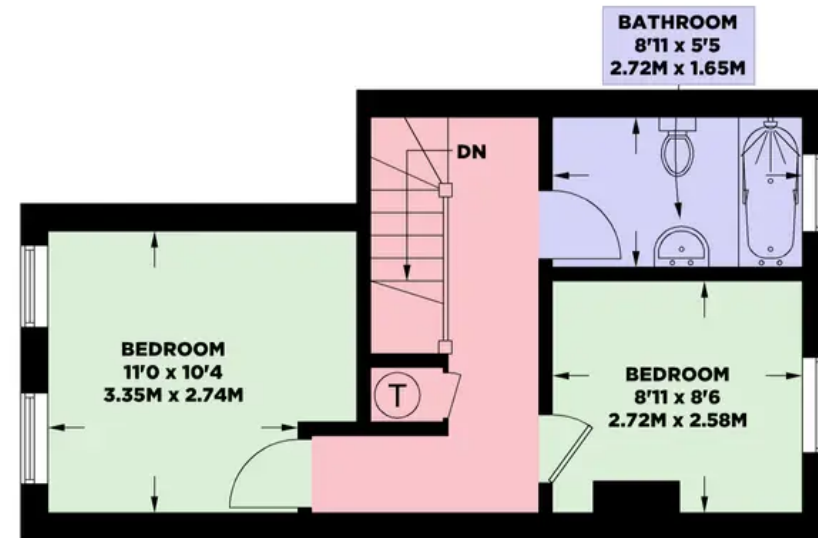
APPROXIMATE GROSS INTERNAL AREA
634 sq ft / 58.9 sq m



Site Plan



Ground Floor
293 sq Ft / 27.2 sq M



First Floor
341 sq Ft / 31.7 sq M

© Mansell McTaggart 2024
 Floor plan is for illustration and identification purposes only and is not to scale.
 Plots, gardens, balconies and terraces are illustrative only and excluded from calculations. All site plans are for illustration purposes only and are not to scale.
 This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and areas shown is an approximate interpretation for illustrative purposes only.

29 Keymer Road, Hassocks, West Sussex BN6 8AB
has@mansellmctaggart.co.uk
mansellmctaggart.co.uk
 01273 843377
MANSELL McTAGGART
 Trusted since 1947

- Ceiling Height
- Hot Water Tank
- Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- Storage Cupboard
- Fitted Wardrobes
- Garden Shortened for Display

Consumer Protection from Unfair Trading Regulations 2008 - We have not tested any apparatus, equipment, fixtures, fittings or services and do not verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.